

Purchase Agreement -- Exhibit B

[Grant Deed (attached)]

EXHIBIT B

RECORDING WITHOUT FEE
UNDER SECTION 6103
CALIFORNIA GOVERNMENT CODE

When Recorded Return to:

City Clerk
City of Saratoga
13777 Fruitvale Avenue
Saratoga, CA 95070

(Space above this line reserved for Recorder's use only)

GRANT DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, THE COUNTY OF SANTA CLARA, a political subdivision of the State of California, hereby grants to the CITY OF SARATOGA, a California municipal corporation, the real property located in the County of Santa Clara, State of California, described on Exhibit A attached hereto and made a part hereof (the "Property").

TOGETHER WITH any and all rights, privileges and easements incidental or appurtenant to the Property, including, without limitation, any and all minerals, oil, gas and other hydrocarbon substances on and under the Property, as well as any and all development rights, air rights, water, water rights, riparian rights and water stock relating to the Property, and any and all easements, rights-of-way or other appurtenances used in connection with the beneficial use and

enjoyment of the Property and all of Grantor's right, title and interest in and to any and all roads and alleys adjoining or servicing the Property.

Executed as of this ____ day of October,
2011.

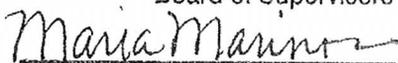
County of Santa Clara,

By: 

DAVE CORTESE

Its: PRESIDENT Board of Supervisors

ATTEST: Maria Marinos, Clerk
Board of Supervisors



STATE OF CALIFORNIA)
COUNTY OF Santa Clara)

On 10.14.11, before me, Melissa G. Miller, Notary Public,
personally appeared Dave Cortese

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/~~she~~/~~they~~ executed the same in
his/~~her~~/~~their~~ authorized capacity(~~ies~~), and that by his/~~her~~/~~their~~ signature(~~s~~) on the instrument the
person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Melissa G. Miller

Signature

(Seal)



Grant Deed - Exhibit A

Property Description consisting of Exhibits A-1, B-1, A-2, and B-2, attached

EXHIBIT "A1"
LEGAL DESCRIPTION

AUGUST 5, 2011

All that certain real property in the unincorporated area of the County of Santa Clara, State of California, being a portion of Section 11, Township 8 South, Range 2 West, Mount Diablo Base & Meridian, described as follows:

All that certain real property shown as Parcel "A" on that certain Record of Survey filed for record in Book 394 of Maps, Pages 29 and 30, Santa Clara County Records, Santa Clara County, California.

Excepting therefrom a portion more particularly described as follows:

Commencing at the northwest corner of said Parcel "A", thence along the northerly line of said parcel the following four courses: 1) North $84^{\circ}56'57''$ East 199.98 feet; 2) North $75^{\circ}01'57''$ East 113.78 feet; 3) South $00^{\circ}06'37''$ West 54.01 feet; 4) North $75^{\circ}12'38''$ East 45.00 feet to the **TRUE POINT OF BEGINNING**; thence leaving said northerly line South $25^{\circ}00'00''$ East 375.00 feet; thence North $90^{\circ}00'00''$ East 150.00 feet; thence North $25^{\circ}00'00''$ East 80.00 feet; thence North $00^{\circ}00'00''$ East 157.97 feet; thence North $24^{\circ}24'18''$ West 85.68 feet to said northerly line of said Parcel "A" and also to the southerly right of way line of Congress Springs Road as said road is shown on said Record of Survey; thence along said northerly line and also along said southerly right of way line South $85^{\circ}31'57''$ West 33.77 feet to the beginning of a curve concave northeasterly having a radius of 220.65 feet; thence northerly and westerly along said curve through a central angle of $14^{\circ}44'20''$ for an arc length of 56.76 feet to the beginning of a compound curve concave northeasterly having a radius of 355.00 feet; thence northerly and westerly along last said curve through a central angle of $14^{\circ}32'21''$ for an arc length of 90.08 feet; thence North $65^{\circ}11'22''$ West 77.84 feet; thence leaving said southerly right of way line South $24^{\circ}57'46''$ West 15.94 feet; thence South $75^{\circ}12'38''$ West 55.48 feet to the **TRUE POINT OF BEGINNING**, containing 1.89 acres more or less.

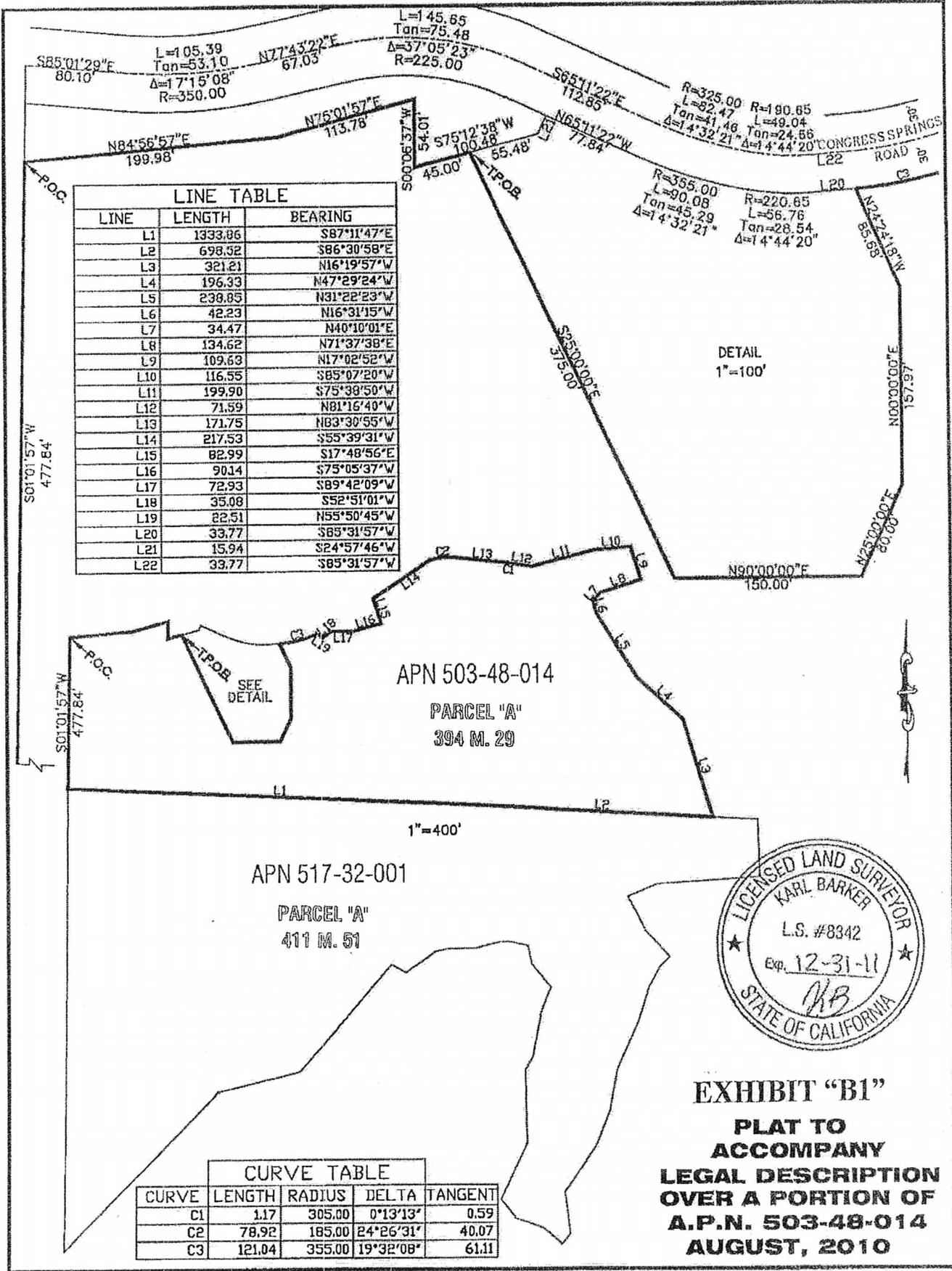
SEE EXHIBIT "B1" ATTACHED HERETO AND MADE A PART HEREOF.

This description was prepared by me or under my direction in conformance with the requirements of the Professional Land Surveyors' Act.


Karl Barker, P.L.S. #8342

8/5/11
Date





LINE TABLE		
LINE	LENGTH	BEARING
L1	1333.06	S87°11'47"E
L2	698.32	S86°30'58"E
L3	321.21	N16°19'57"W
L4	196.33	N47°29'24"W
L5	230.85	N31°22'23"W
L6	42.23	N16°31'15"W
L7	34.47	N40°10'01"E
L8	134.62	N71°37'38"E
L9	109.63	N17°02'52"W
L10	116.55	S85°07'20"W
L11	199.90	S75°38'50"W
L12	71.59	N81°16'40"W
L13	171.75	N83°30'55"W
L14	217.53	S55°39'31"W
L15	82.99	S17°48'56"E
L16	90.14	S75°05'37"W
L17	72.93	S89°42'09"W
L18	35.08	S52°51'01"W
L19	22.51	N55°50'45"W
L20	33.77	S85°31'57"W
L21	15.94	S24°57'46"W
L22	33.77	S85°31'57"W

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	TANGENT
C1	1.17	305.00	0°13'13"	0.59
C2	78.92	185.00	24°26'31"	40.07
C3	121.04	355.00	19°32'08"	61.11



EXHIBIT "B1"
PLAT TO
ACCOMPANY
LEGAL DESCRIPTION
OVER A PORTION OF
A.P.N. 503-48-014
AUGUST, 2010

EXHIBIT "A2"
LEGAL DESCRIPTION
AUGUST 5, 2011

All that certain real property in the unincorporated area of the County of Santa Clara, State of California, being a portion of Section 11, Township 8 South, Range 2 West, Mount Diablo Base & Meridian, described as follows:

All of that certain real property shown as Parcel "A" on that certain Record of Survey filed for record in Book 411 of Maps, Page 51, Santa Clara County Records, Santa Clara County, California.

**SEE EXHIBIT "B2" ATTACHED HERETO AND MADE A PART
HEREOF.**

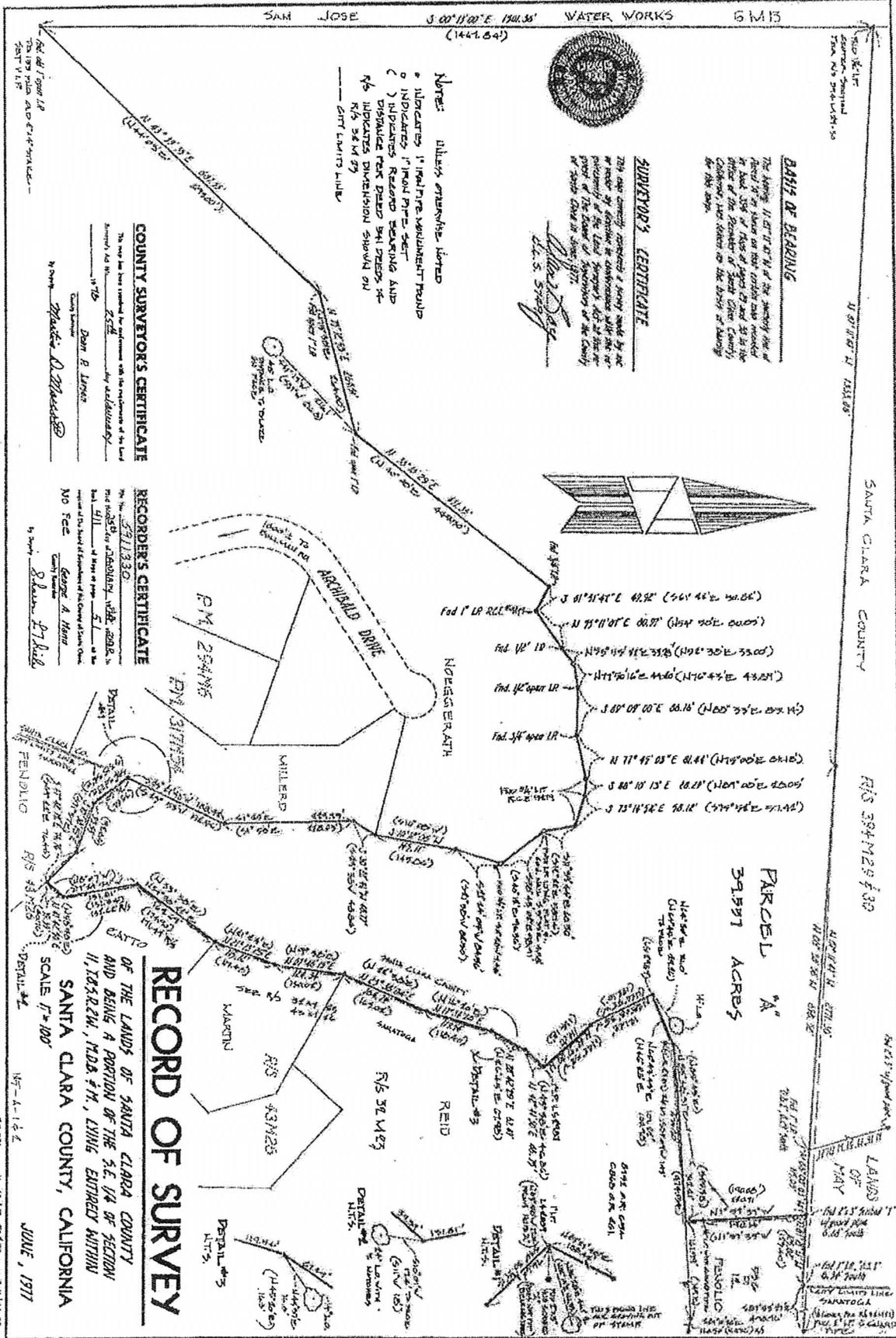
This description was prepared by me or under my direction in conformance with the requirements of the Professional Land Surveyors' Act.

Karl Barker
Karl Barker, P.L.S. #8342

8/5/11
Date



EXHIBIT "B2"



SAINT JOSE
S 00° 11' 00" E 1500.35'
(1447.84)WATER WORKS
S M 13

BASIS OF BEARING

The bearing is set by the meridian line of fixed stars shown on the circular map mounted in book 57 of files of maps 27 and 28 in the office of the Recorder of Santa Clara County, California, and shown on the basis of bearing for the map.

SURVEYOR'S CERTIFICATE

This map was prepared by me or under my direction in compliance with the provisions of the Land Survey Act of the State of California, and I am a duly licensed Surveyor of the County of Santa Clara, California.

Walter J. ...
U.S. Surveyor

- Notes:** unless otherwise stated
- () indicates 1/4 inch pipe section
 - () indicates 1/2 inch pipe section
 - () indicates 3/4 inch pipe section
 - () indicates 1 inch pipe section
 - () indicates 1 1/2 inch pipe section
 - () indicates 2 inch pipe section
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 - () indicates 10 inch pipe section
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 - () indicates 14 inch pipe section
 - () indicates 16 inch pipe section
 - () indicates 18 inch pipe section
 - () indicates 20 inch pipe section
 - () indicates 24 inch pipe section
 - () indicates 30 inch pipe section
 - () indicates 36 inch pipe section
 - () indicates 42 inch pipe section
 - () indicates 48 inch pipe section
 - () indicates 54 inch pipe section
 - () indicates 60 inch pipe section
 - () indicates 72 inch pipe section
 - () indicates 84 inch pipe section
 - () indicates 96 inch pipe section
 - () indicates 108 inch pipe section
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 - () indicates 144 inch pipe section
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 - () indicates 192 inch pipe section
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 - () indicates 336 inch pipe section
 - () indicates 384 inch pipe section
 - () indicates 432 inch pipe section
 - () indicates 480 inch pipe section
 - () indicates 540 inch pipe section
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 - () indicates 672 inch pipe section
 - () indicates 744 inch pipe section
 - () indicates 816 inch pipe section
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 - () indicates 976 inch pipe section
 - () indicates 1056 inch pipe section
 - () indicates 1136 inch pipe section
 - () indicates 1216 inch pipe section
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 - () indicates 3376 inch pipe section
 - () indicates 3456 inch pipe section
 - () indicates 3536 inch pipe section
 - () indicates 3616 inch pipe section
 - () indicates 3696 inch pipe section
 - () indicates 3776 inch pipe section
 - () indicates 3856 inch pipe section
 - () indicates 3936 inch pipe section
 - () indicates 4016 inch pipe section
 - () indicates 4096 inch pipe section
 - () indicates 4176 inch pipe section
 - () indicates 4256 inch pipe section
 - () indicates 4336 inch pipe section
 - () indicates 4416 inch pipe section
 - () indicates 4496 inch pipe section
 - () indicates 4576 inch pipe section
 - () indicates 4656 inch pipe section
 - () indicates 4736 inch pipe section
 - () indicates 4816 inch pipe section
 - () indicates 4896 inch pipe section
 - () indicates 4976 inch pipe section
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 - () indicates 5136 inch pipe section
 - () indicates 5216 inch pipe section
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 - () indicates 10016 inch pipe section

COUNTY SURVEYOR'S CERTIFICATE

This map was prepared by me or under my direction in compliance with the provisions of the Land Survey Act of the State of California, and I am a duly licensed Surveyor of the County of Santa Clara, California.

Walter J. ...
County Surveyor

RECORDER'S CERTIFICATE

This map was recorded by me or under my direction in compliance with the provisions of the Land Survey Act of the State of California, and I am a duly licensed Recorder of the County of Santa Clara, California.

George A. ...
Recorder

RECORD OF SURVEY

OF THE LANDS OF SANTA CLARA COUNTY AND BEING A PORTION OF THE 3E 1/4 OF SECTION 11, T23S, R22W, T23S, R22W, E11E, EXHIBIT KNOWN AS SANTA CLARA COUNTY, CALIFORNIA

SCALE 1" = 100'

JUNE, 1917

12-27-1900 10-17-15 10-17-15 10-17-15 10-17-15

CERTIFICATE OF ACCEPTANCE
(Government Code Section 27281)

This is to certify that the interest in real property conveyed by this deed dated 10-14-11
from the County of Santa Clara to the City of Saratoga is hereby accepted pursuant to City of
Saratoga Resolution No. 11-058 and the grantee consents to recordation thereof by its duly
authorized officer.

Dated: October 24, 2011

By: _____


Dave Anderson
City Manager

ACKNOWLEDGMENT

State of California
County of Santa Clara} ss.

On Oct 24, 2011 before me, RINKOO R NAT, Notary Public, personally appeared David R. Anderson

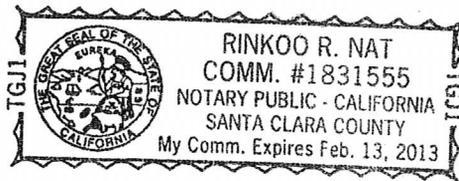
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signatures(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

David R. Nat

Signature



(seal)

OPTIONAL INFORMATION

Date of Document _____

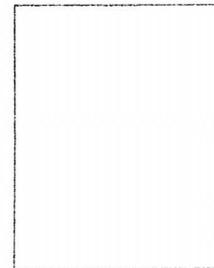
Thumbprint of Signer

Type or Title of Document _____

Number of Pages in Document _____

Document in a Foreign Language _____

- Type of Satisfactory Evidence:
- _____ Personally Known with Paper Identification
 - _____ Paper Identification
 - _____ Credible Witness(es)



Check here if no thumbprint or fingerprint is available.

- Capacity of Signer:
- _____ Trustee
 - _____ Power of Attorney
 - _____ CEO / CFO / COO
 - _____ President / Vice-President / Secretary / Treasurer
 - _____ Other: _____

Other Information: _____

Purchase Agreement – Exhibit C

[Funding Agreement (attached)]